

CHAPTER 246
TRAILERS, MOBILE HOMES AND
TRAILER HOUSE COMMUNITIES

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246-01. Scope; Finding of Public Necessity. It is found that in order to protect and promote the public health, morals, convenience, safety and welfare, to conserve the taxable values of lands and buildings, to preserve the appropriate character of each area within the sound principles of zoning and to comply with s. 66.0435, Wis. Stats., it is necessary to provide for the licensing, regulations, permits and fees for the location and operation of trailers and trailer house communities within the city.

246-1. Definitions. For the purposes of this chapter, unless a different meaning appears from the context:

1. **DEPENDENT UNIT** means a trailer which does not have bath or shower and toilet facilities.

2. **LICENSEE** means any person licensed to operate and maintain a trailer house community under this chapter.

3. **NONDEPENDENT UNIT** means a trailer that has a bath or shower and toilet facilities.

4. **SPACE** means a plot of ground within a trailer house community designed for and designed as the location for only one automobile and one trailer and not used for any other purposes whatsoever. This space shall be designated in the planned unit development when submitted to the common council for approval and shall not be altered without approval of said council.

5. **TRAILER** means any coach, cabin, mobile home, house car or other vehicle or structure intended to be used, or capable of being used for human habitation, dwelling or sleeping purposes, which is equipped or originally designed to be equipped with wheels, is not permanently attached or designed to be attached to the ground below and is capable of being moved by its own power, towed or transported by another vehicle.

6. **TRAILER HOUSE COMMUNITY** means any park, court, camp, lot, area, piece, parcel, tract or plot of land, or any site whereon trailers are placed, located or maintained, or intended to be placed, located or maintained, whether for or without compensation, and shall include all buildings used or intended to be used as part of the equipment thereof. "Trailer house community" shall not include automobile or trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

7. **UNIT** means one trailer.

246-2. Trailers Prohibited; Exceptions. 1. It shall be unlawful, except as otherwise provided in this chapter, for any person to park, place or abandon any trailer on any street, alley, highway or other public place, or on any premises or tract of land whatsoever within the city except as hereinafter expressly authorized.

2. It shall be unlawful for any owner, tenant or lessee of any premises in the city to:

a. Keep, place or maintain thereon or to permit the keeping, placing or maintenance thereon of any trailer, vehicle originally designed as a trailer or other vehicle, which is used or which is to be used for an office or for the display or sale of merchandise therein.

b. Use or permit the use of any trailer, vehicle originally designed as a trailer or other vehicle on any premises for business, religious, educational, restaurant, commissary, shop, storage, office purposes or for any other commercial purpose.

c. Park or permit the parking of a trailer on any street, roadway or driveway in any trailer house community; or

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d. Store under trailers located on any premises as herein permitted any materials, equipment or other objects of any kind.

3. Emergency or temporary stopping or parking shall be permitted for not to exceed one hour, subject to and only if within the other limitations imposed by the other sections of the code relative to parking.

4. Parking of trailers shall be permitted in trailer house communities and upon other premises only after first securing the license and all permits required in this chapter and upon paying the fee prescribed. No such permit shall be issued until all the requirements of this chapter and all other ordinances, laws and regulations pertinent thereto have been complied with. All premises or parcels of land now used for the parking, placing or maintenance of trailer houses thereon, shall comply with all of the requirements of this chapter within 4 months from the effective date thereof. **[Note: The provisions of this subsection (sub. 4) were effective December 5, 1959.]**

5. Unoccupied trailers for demonstration and sales purposes of trailers only may be placed on any vacant premises within the local business, commercial service, manufacturing and industrial districts as established by ch. 295, provided a certificate of occupancy has first been procured from the commissioner of city development so to do, and provided further that such trailers are located on such premises in a manner approved by the commissioner of city development and do not occupy any required setback as prescribed by ch. 295.

6. The parking of only one unoccupied trailer in an accessory private garage building, or in a rear yard, as defined in s. 295-7-72 and 189, respectively, on any one premises and as directed by the commissioner of city development, or the parking of unoccupied trailers in any building located in a local business, commercial and light manufacturing and industrial district as regulated by the zoning code, may be permitted, provided a certificate of occupancy has first been procured from the commissioner of city development so to do.

7. It shall be unlawful for any owner, tenant, lessee or licensee to permit or to erect, place or maintain any structure, tent, sectional or prefabricated cabin or cottage, or any other structure in or upon any unit of land on any premises licensed as a trailer house community

which is to be used in connection with or added to any trailer legally located on such unit of land in such trailer house community.

8. It shall also be unlawful for any licensee or for any occupant, owner or tenant of a trailer to use or permit the use of kitchen sinks, toilets or water closets, wash basins or lavatories, bath or shower tubs in such trailer located in any trailer house community unless any and all of such fixtures are connected to the city water and sewer systems. Fixtures not so connected shall be sealed by the commissioner of health, his or her designated representative within the health department, or any other city official to whom this duty has been delegated pursuant to a memorandum of understanding, and it shall be further unlawful for persons as aforesaid to break or permit the breaking of such seals. If any or one such seal is broken the occupant of such a trailer shall be held for violating the provisions of this section.

9. It shall be unlawful to remove or cause to be removed the wheels or tires from any trailer except for the purpose of repair or to deflate or cause to be deflated the tires on the wheels of any trailer, except for the purpose of repair, and it shall further be unlawful to elevate, or underpin any trailer by means other than wheels, tires and stabilizing jacks or blocks, which would prevent the ready removal of a trailer from any trailer house community. Any enclosure of the base, or skirting, of mobile homes shall be of a noncombustible, corrosive-resistant material, consistent with the fire-resistive provision of this code as applied to the trim on comparable permanent housing; shall be secured so that all joints are flush with the trailer. A fire access panel, not less than 36 inches in width, must be provided if the trailer is skirted.

10. It shall be unlawful for any person to open to public patronage or rent units of land to any person or permit any person to occupy units of land or any part of the premises for the parking, placing or keeping of any trailer in or upon the premises before all of the requirements of this chapter have been complied with and a license for the use of the premises has been issued.

11. The regulations of this chapter shall not apply to trailers used for purposes other than dwelling or sleeping purposes by:

a. The city of Milwaukee, county of Milwaukee, state of Wisconsin, and the United States of America, and all political subdivisions thereof.

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b. Public utilities and contractors in connection with excavation, construction, alteration, or demolition work of any nature.

246-3. Minimum Requirements for Trailer House Communities. Every trailer house community shall be provided with the buildings, structures, equipment, sanitary facilities and other equipment as herein required.

1. WATER SUPPLY; SLOP SINKS; DEPENDENT UNITS. Every trailer house community shall be provided with an ample and adequate supply of water taken from the city water supply system, extended on the premises so as to provide water supply to every 8 spaces, provided further that no trailer house shall be more than 80 feet from the source of water supply, all constructed in accordance with the design, size and of materials as required by the department of public works, Milwaukee water works, and s. Comm 82.51, Wis. Admin. Code, but no repairs, alterations or replacements shall be made to the present water piping systems which are now adequate, unless such repairs, alterations or replacements shall conform to s. Comm 82.51, Wis. Admin. Code. At each such water supply, for spaces as aforesaid, an approved slop sink or basin shall be provided and connected to the city sewerage system.

2. SEWER SYSTEM. A sewer system shall be provided in every trailer house community which shall be extended from the city street sewer system to all points where necessary.

3. SANITARY EQUIPMENT REQUIRED. a. Every trailer house community shall be provided with sanitary equipment or fixtures for each 10 spaces available for parking dependent units as follows:

b. For each sex separately, 2 water closets, one wash basin or lavatory for each 3 water closets or fractions thereof, and one bathtub or shower, provided that for male facilities, individual approved type stall urinals set into a nonabsorbent floor and equipped with an effective automatic flushing tank or an approved floor-operated flushing device may be substituted for not more than 1/2 the water closets required. All such fixtures or equipment shall be located in buildings which shall not be

more than 150 feet from trailer houses to which they are accessory. Each bath or shower room shall be ample in size and shall have in connection therewith a dressing room not less than 16 square feet in area.

c. One 2-compartment laundry tub located in a building which shall not be more than 200 feet from any trailer house to which it is accessory.

d. All such fixtures shall be supplied with running water, and all wash basins, bathtubs, showers and laundry tubs shall be supplied with ample hot water at all times, and all sanitary fixtures or equipment shall have city sewer connections. All water supply and all sanitary fixtures or equipment shall be kept free from freezing.

4. GARBAGE, WASTE AND RUBBISH. Every trailer house community shall be provided with one nonrust metal container of not less than 15 gallons, nor more than 30 gallons capacity, equipped with tight-fitting metal cover, for each 2 trailer houses or units of land, for depositing garbage. A similar container, on the basis as aforesaid, shall also be provided for depositing waste and rubbish. All such containers shall be provided with a base of smooth concrete or stone 3 feet square and 4 inches in thickness.

5. BUILDINGS REQUIRED. a. All buildings housing sanitary fixtures and equipment and all other buildings shall be heated, well lighted at all times of the day or night, and well ventilated, as required by this code and other laws, and all openings thereof shall be properly screened.

b. An office building or room shall be provided as required in s. 246-7-1.

c. All rubbish and waste shall be burned as often as necessary in an approved incinerator located on the premises, or in a building as directed by the commissioner.

6. ELECTRICAL INSTALLATION. All electrical installations shall be in compliance with ch. Comm 16, Wis. Admin. Code, as amended, and ch. 222. Underground wiring shall be installed in compliance with the above codes.

7. HOUSING CODE APPLICABLE. The provisions of ch. 275, including those which relate to administration and penalties of the code, shall apply to every trailer.

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246-4. Trailer House Community Licenses and Building Permits.

1. APPLICATION. Any person desiring to continue operating or to establish and thereafter maintain a trailer house community on any premises in the city shall file a written application with the city clerk on forms furnished for such purposes by the commissioner of city development and approved before such filing by the commissioner of city development. The city clerk shall forthwith transmit the application and accompanying documents to the commissioner of city development. If such application is made by a person other than the owner of the premises in fee, it shall be accompanied by a duly verified affidavit of the owner in fee that the proposed trailer house community is authorized by the owner in fee and that the person making the application is authorized to make such application. Such application shall be accompanied by the license fee computed as set forth in s. 200-33.

2. LOCATION, etc. Every such application shall state the name and address of the owner in fee of the premises and shall include a legal description of the premises upon which the proposed trailer house community is to be located, which will readily identify and definitely locate such premises.

3. PLANS. Every such application shall describe the work proposed to be done on the premises to meet the requirements herein for the establishment of trailer house communities, the exact cost thereof, and shall give such other reasonable information as may be required by the commissioner of city development and this chapter. It shall be accompanied by copies, in triplicate, of drawings and specifications, illustrating and describing the work to be done, and by a certified plot plan showing the location of the premises and its legal description, the layout of spaces, the location of city sewer and water systems and their extensions to various points on the premises, the location of electric light standards to illuminate the premises, private streets, roadways or driveways, entrances and exits to premises, public toilets, baths and comfort stations, slop sinks, water hydrants, trailer camp office, laundry, community building, garage for repairing, washing or greasing of automobiles, and all other buildings and structures and their dimensions, the location of garbage, waste and rubbish receptacles and other information required by this chapter.

4. UTILITIES. Separate applications for building, plumbing, electrical and similar permits required by this code shall be filed simultaneously with aforesaid license application in order to authorize the construction of all buildings and structures and other work to meet the requirements for the licensing of the trailer house community, for the location of all public driveways to the premises, for the connections to the city water and sewer systems.

5. DRAWINGS. Drawings of plot plans (situation plans) shall be made to a scale of not less than 20 feet to an inch, and drawings of all buildings, structures and work to be constructed on the premises shall be to a scale of not less than 1/8 inch. All such drawings shall have figured dimensions shown, be complete in every detail and designate the use or occupancy of all parts of the buildings, structures, work and premises as required by this chapter.

246-5. Issuance of Permits and Licenses.

The application for permits, drawings, data and specifications filed by an applicant for permit shall be examined by the commissioner of city development within a reasonable time. If all these, together with the proposed use or occupancy of the proposed work, are found to be in conformity with the requirements of this code and all other laws and ordinances applicable thereto, and if such drawings, data and specifications bear the signature and address of a registered architect or engineer, and if the required fees are paid, permits shall be issued and such drawings, specifications and data shall be endorsed by the commissioner of city development by a stamp or seal or otherwise, giving the date of such approval and endorsement, and shall be returned to the applicant, except that the commissioner of city development and the commissioner of neighborhood services shall each maintain on file one complete set of such records as approved. All work thereafter shall be executed strictly in accordance with the approved plans, data and specifications and no work other than that approved shall be done on the premises, except as may be authorized under a legal permit issued by the commissioner of city development. Upon proper completion thereof, the commissioner of neighborhood services shall so notify the city clerk who shall so advise the common council, and a trailer house

community license shall be issued as hereinafter provided.

246-6. License and Monthly Parking Permit Fees.

1. ISSUED BY CITY CLERK. Trailer house community licenses shall be issued by the city clerk after approval by the common council for a period of one year commencing on July 1 and ending upon June 30 of the following year. They shall be renewable by the common council for a like period upon the filing of a renewal application with the city clerk and approval thereof by the commissioner after the same inspection required for issuance of an original license. Prior to the issuance of the first trailer house community license and thereafter prior to each renewal, the licensee shall file 2 copies of an affidavit executed before a notary public with the commissioner. The commissioner shall forward one copy to the health commissioner, unless the health commissioner's function under this subsection has been delegated to the commissioner of neighborhood services by a memorandum of understanding. Affiant shall state that he is the owner or lessee, manager and operator of such trailer house community, and that he shall be solely responsible for the proper upkeep, maintenance and sanitary condition of the premises, and that he or she shall keep the premises, buildings and all equipment in a state of good repair, all in full compliance with all laws and ordinances applicable.

2. LICENSE FEE (MANAGER). See s. 200-33.

3. MONTHLY PERMIT FEE. See s. 200-33.

4. CHANGE IN OWNERSHIP. Any change in ownership, operation and management of any trailer house community for which a license was issued shall be registered with the commissioner of city development immediately and a new affidavit, as required in sub. 1, and an application for a new license by the new owner, operator and manager shall be filed within 3 days after such change.

5. LICENSE TRANSFER. See s. 200-33.

6. JUDGMENT. Upon the receipt of a certified copy of judgment for damages in excess of \$100 arising out of an accident in any trailer house community, the city clerk shall forthwith suspend the license of any person against whom such judgment was rendered. Such license shall remain so suspended and

shall not be renewed, nor shall any such license be thereafter issued for such trailer house community in the name of another person, unless and until every such judgment is stayed, satisfied or discharged.

246-7. Responsibilities of Licensee. Every person licensed to operate and manage a trailer house community shall be responsible for:

1. Providing the community with a permanent office wherein there shall be kept all the records pertaining to the management, operation and supervision of the trailer house community, together with a register of all persons who shall upon arrival on the premises, record in such register their full names and home address, the number and description of their automobiles or other motor vehicles and their license number, date of arrival and departure, all of which shall be available for inspection by the departments of health, police and neighborhood services.

2. The posting of the trailer house community license in a conspicuous place visible at all hours in said office.

3. The maintenance of an orderly and clean trailer house community and the maintenance of all streets, roadways or thoroughfares necessary as fire lanes of a trailer house community free and clear of all refuse, rubbish, snow, ice or other materials or objects.

4. The placing of not more than one automobile and one trailer house on one unit of land.

5. The numbering of all units of land, which numbers shall correspond to the number shown in the registry signed by each new arrival, permitting such person to occupy a given unit of land.

6. The proper illumination on the licensed premises of all streets, roadways, private driveways, entrances and exits to and from premises, and all buildings used by the transient persons, from 1/2 hour after sunset to 1/2 hour before sunrise on the succeeding day.

7. The wrapping of all garbage and depositing the same in containers, also the depositing of all rubbish and waste in similar containers. All such garbage containers shall be collected at a central place on the premises, at a specified time for city garbage collections.

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8. The confinement of all dogs and other domestic animals as directed by the commissioner of health, his or her designated representative within the health department, or any other city official to whom the commissioner's functions or duties have been delegated pursuant to a memorandum of understanding.

9. The prompt reporting to the police department of any violation of an ordinance or other law by persons dwelling on the premises.

10. The adequate supply of cold and hot water at all times in the service building.

11. The sealing immediately upon arrival of every trailer house, of all chemical water closets and other plumbing fixtures therein, on orders of the commissioner of health, his or her designated representative within the health department, or any other city official to whom the commissioner's functions or duties have been delegated pursuant to a memorandum of understanding.

12. The draining of iceboxes located in trailer houses into the city sewer system or into an enclosed container of chloride of lime. He shall not permit the spilling of any waste water on the premises by any occupant of a trailer house.

13. The cleaning of all garbage containers immediately after city collections, and the cleaning of all waste and rubbish containers at least once each week.

14. The prohibition of the installation of additional flues in any trailer house to be used in connection with cooking or heating equipment, unless such installation is first approved by the commissioner of city development.

15. The reporting to the health department of all persons and animals affected or suspected to be affected with any reportable communicable disease.

16. The keeping at all times of all sanitary fixtures and equipment as regulated in s. 246-3-3; for the observing of fire prevention rules and laws; the keeping of all buildings, fences, illumination, streets, roadways, water, sewer and electric street lighting systems in good serviceable condition, clean, sanitary and in good repair; the keeping of the entire premises clean and sanitary so as to minimize obnoxious odors, flies, mosquitoes, vermin or other insects; and the carrying out of every provision of this chapter. Licensee shall keep one copy of this chapter in the office.

17. Every licensee shall be in direct charge and management of the trailer house community. He shall occupy a trailer on a licensed premises for the term of the license and each renewal thereof. He shall be available at reasonable hours of the day to building, fire, health, plumbing, department of public works inspectors and to members of the police department. The violation of any provision of this section subjects to revocation the license which has been issued for the premises.

246-8. Enforcement. 1. RIGHT OF ENTRY. For the purpose of securing enforcement of this chapter, the commissioner of neighborhood services, the health commissioner, the chief of police and their respective duly authorized representatives shall have the right and are empowered to enter upon any premises licensed as a trailer house community, any premises for which application for a trailer house community license has been made, or any premises whereon trailers have been placed, located or are about to be placed and located, or maintained, to inspect the same, and all facilities and accommodations connected therewith.

2. ENFORCEMENT. It shall be the duty of the commissioner of neighborhood services to enforce all provisions of this chapter:

a. Preliminary to the issuance of trailer house community licenses.

b. Relating to the unauthorized location, occupancy, maintenance and use of trailers.

c. Relating to the continued maintenance of minimum standards set for licensing in trailer house communities to which licenses have been issued, in order to insure the continued compliance with the conditions under which the license was granted. If on any inspection the condition of a building, trailer or premises, or its location, use, occupancy or maintenance are found not to conform with the requirements of this code or the terms of a license issued herefor, the commissioner shall forthwith issue a written notice to the licensee, specifying the manner in which the building or premises or use or occupancy fails to conform, and the licensee, or in the case of an unlicensed premises the owner, requiring that he do all things necessary to conform as

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directed by the commissioner. Upon failure on the part of the person so ordered to conform after such written notice is served, the commissioner shall make written complaint to the common council, which shall hold a public hearing thereof after the licensee shall have had 10 days' written notice thereof; thereafter for cause shown the council may suspend or revoke such license. After revocation, the license shall not be issued until the licensee has met all the requirements for the issuance of a new license.

3. INSPECTION. It shall be the duty of the commissioner to inspect every licensed trailer house community at such intervals as he deems necessary to ascertain if it is clean and sanitary and is in compliance with this chapter as well as the provisions of other applicable sections of the code relating to health and sanitation. If upon inspection the condition of the premises or any trailer or building situated therein is found to be in violation of any applicable provisions of any section or chapter of the code, the commissioner shall notify the licensee in writing to correct the existing violation or violations within a reasonable period of time, and if the licensee fails to do so the commissioner shall proceed to enforce his order or orders in the same manner prescribed in the appropriate section or chapter of the code. In addition, if the licensee fails to comply with any lawful order issued by the commissioner, the commissioner may make written complaint to the common council. Such complaint shall be processed as provided for compliance by the commissioner in sub. 2. If the commissioner shall find it necessary for the proper protection of the health of the community, he may order the use and occupancy of any trailer or trailer house community modified or vacated until its condition is made satisfactory and in conformity with all applicable regulations relating to sanitation. Nothing in this chapter shall limit or be construed to limit the powers of the commissioner to summarily abate any nuisance or to enforce any applicable ordinance contained in the code.

4. COMPLIANCE. Before the issuance of any licenses hereunder, the commissioner of city development shall contact the appropriate city agencies to determine that the proposed plans conform in all respects to ordinances, laws and regulations pertinent to their agencies.

5. RECORDS. The commissioner shall keep detailed records of all inspections made.

6. DEFINITIONS. Wherever the term trailer or trailer house community appears in this chapter, the words and terms mobile home and mobile home park may be respectively substituted in lieu thereof and shall have the same respective definitions as appear for the terms trailer and trailer house community in s. 246-1.

246-9. Discrimination. No licensee herein shall deny to another or charge another a higher price than the regular rate for the full and equal enjoyment of any trailer camp because of his race, color, creed, national origin or ancestry.

246-10. Penalty. 1. Any condition existing or permitted to exist in violation of any of the provisions of this chapter shall be deemed a public nuisance and may be summarily abated as such by proper officers of the city.

2. Any person violating any of the provisions of this chapter shall upon conviction thereof be subject to penalties as provided in s. 200-19.

**246- (HISTORY) Trailer, Mobile Homes And
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**LEGISLATIVE HISTORY
CHAPTER 246**

Abbreviations:

am = amended
cr = created

ra = renumbered and amended
rc = repealed and recreated

rn = renumbered
rp = repealed

<u>Section</u>	<u>Action</u>	<u>File</u>	<u>Passed</u>	<u>Effective</u>
ch. 46	rc	77-558	7/26/77	8/12/77
ch. 46	rn to 246	85-1396	12/20/85	1/1/86
46-2-5	am	85-305	12/20/85	1/1/86
46-2-6	am	85-305	12/20/85	1/1/86
46-4	am	85-1396	12/20/85	1/1/86
46-6	am	85-1396	12/20/85	1/1/86
46-7	am	85-1396	12/20/85	1/1/86
46-7-3	am	77-1570	2/7/78	-----
46-8	am	85-1396	12/20/85	1/1/86
46-10	am	85-1396	12/20/85	1/1/86
246-01	am	001458	2/27/2001	3/16/2001
246-1	am	85-1396	12/20/85	1/1/86
246-2-5	am	980963	12/18/98	1/1/99
246-2-6	am	980963	12/18/98	1/1/99
246-2-8	am	980963	12/18/98	1/1/99
246-3-1	am	971031	5/13/97	5/31/97
246-3-1	am	970623	7/25/97	8/15/97
246-3-3	am	85-1396	12/20/85	1/1/86
246-3-5-c	am	980963	12/18/98	1/1/99
246-3-6	am	970623	7/25/97	8/13/97
246-3-7	am	85-1396	12/20/85	1/1/86
246-4-1	am	871340	10/27/87	1/1/88
246-4-1	am	980963	12/18/98	1/1/99
246-4-3	am	980963	12/18/98	1/1/99
246-5	am	980963	12/18/98	1/1/99
246-6-1	am	980963	12/18/98	1/1/99
246-6-2	am	871340	10/27/87	1/1/88
246-6-3	am	871340	10/27/87	1/1/88
246-6-4	am	980963	12/18/98	1/1/99
246-6-5	am	871340	10/27/85	1/1/88
246-7-1	am	980963	12/18/98	1/1/99
246-7-8	am	980963	12/18/98	1/1/99
246-7-11	am	980963	12/18/98	1/1/99
246-7-14	am	980963	12/18/98	1/1/99
246-8-1	am	980963	12/18/98	1/1/99
246-8-2-0	am	980963	12/18/98	1/1/99
246-8-2-c	am	980963	12/18/98	1/1/99
246-8-3	am	980963	12/18/98	1/1/99
246-8-4	am	921114	11/20/92	12/11/92
246-8-4	am	980963	12/18/98	1/1/99
246-8-5	am	980963	12/18/98	1/1/99

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